## **ESIDENCE PROPERTY** IN GREAT DEMAND.

ales of This Class of Land the Fenture of the Week's Real Estate Transactions.

MARKET CONTINUES ACTIVE.

North St. Louis Pleased With Pas sage of Park-Site Bill-Effect of the Burlington Railroad's Purchases.

argely to transactions in residences and first of the year. Exceptions to this rule

chaif of the Olivia Building Company ing, completed but eight months es and having a cafe in the basement building excited opposition when the was granted, owing to the proxim-

of the High School.

The Washington avenue deals involved tracts, that at No. 1418 Washington away and that at No. 1510 Washington, a first deal was closed by the Blackweir-Holbrook Realty Company, who sold a property at No. 1418 to the New Haven property at No. 1418 to the New Haven restment Company for \$4,000 from Maricollins, selling the land almost immedity afterwards on behalf of the New Hacompany to H. H. Herrick for \$44,000. The property was \$0x150 feet, extending much to \$1. Charles street and occupied an old residence. Both transactions to tash, Adam Boeck & Company repositing Martin Collins, the seller, in the sale.

ing him a total frontage of 60 feet.

Is on Nerth Second Street.

Is of Interest in a building way was lected last week by the Greer-Andersity Company on the east side of street, 167 feet rorth of Franklin Here a lot with a frontage of 25 inches was sold to the James A. Belting and Hose Company on be-Margaret A. Stanley. The Byrnes by intends to erect a building on the y and one on the adjoining 25 feet at the north, already owned by The price paid in last week's transmen 150 per front foot.

d street, Main street and vicinity owing great improvement as manu-

stating upon which work will be coma next week is that of the Metroa Life Insurance Company, to be loat the mertheant corner of Grand aveand Falm street. The tructure will
be stating high, constructed of Ridgeed bricks, which will be shipped here
Beston, and will be of the Dutch costyle of architecture.

Toof will be finished in red tiles and
uneral style of architecture of the
next will be that in which the strucof the company are finished in all
throughout the country. The buildtil have four private offices and large
at offices and will be occupied entirely
be company. The cost will be 250,000,
have been drawn by Le Brun, the
York architect, and are now in the
of the Courge F. Bergfeld Realty
and which is attending to the erecfibe building. The structure will be
the yo October I.

Manny Sales of Recidences.

Sections in residences were the feasections in residences were the feasections in residences were the fea-

the North St. Louis Citisens' Association. who are hopeful that the purchase portends the erection of a railway station in that section. A committee was appointed to confer with the officials of the Transit Company to urge that they run their tracks to the foot of Grand avenue, but no definite action has been taken. It is understood that the Burlington road would consider favorably the erection of a depot should street railway facilities be offered.

The Clark tract, in extreme North St. Louis, has been the subject of rumor for several weeks. Several deals are said to have been pending, and it is rumored that an effort has been made to buy the whole tract at once. William G. Clark is the owner of the property.

The Commonwealth Trust Company, purchasers of the old Bank of Commerce building, at Broadway and Olive street, will open up for business to-morrow in the store on Broadway formerly occupied by the R. B. Gray Chioa Company. The opening of this firm is considered as pressging the revival in all sorts of realty business, which the city is now enjoying.

Interest in Union Station are made hopeful by the revival of interest in the bridge for Clark avenue, which the city and the Terminal Railway will build jointly. The understanding was that the Terminal Railway should donate 1150,000 toward the erection of the bridge whenever the city got ready to appropriate sufficient money for its chare of the building.

This move, in connection with the Union Station park project, is thought likely to result in a great improvement in the surroundings of the station. The Union Market project is also much agitated, and it is thought by those interested in the movement project is also much agitated, and it is thought by those interested in the movement project is also much agitated and it is thought by those interested in the movement project is also much agitated and it is thought by those interested in the movement project is also much agitated and it is thought by those interested in the movement project is also much agit

Also, lot Strike reet on the east side of Portia avenue, between Arsonal street and Scanlan avenue; oold for 380 from Leonard B. Wagstaff to William Dauwalter, who purchased to improve.

Rich otta-Ritter Company.

The Nicho. Ritter Realty and Financial Company report for last week, includes transactions to the amount of 25.60. The company has other deals in hand.

The Olive street deal which it is working on probably will be consummated on Monday next.

on probably will be consummated on Monday next.

It also has several inquiries for downtown business property from parties outside the city, and has refused an offer of \$125,000 for some acrease property. It has a proposition on another piace of \$160,000. This firm succeeded in closing a number of sales this week with parties who were looking for houses to rent, but could not find anything auitable for rent, so decided to purchase.

thing suitable for rent, so decided to purchase.

They closed the following deals:
To O. F. Pearson, a handsome ten-room brick residence, No. 573 Von Verson avenue, with a lot 60 feet front by 185 feet deep, the property of L. F. Campbell of the McLean Medicine Company, for \$1,500. This is a very handsome ten-room house, finished in hardwood on the lower floor, and has been the home of Mr. Campbell. Mr. Pearson will ocupy the premises as his home in a short time.

To Erastus J. Well for William Graham, a six-room brick house, No. 397 Kenheriy avenue, with a lot 35 feet front by 500 feet deep, for \$2,700. Mr. Well hought for a home. This makes the fourth house that Nicholis-Ritter Realty and Financial Company have sold on Kenheriy avenue within the past few weeks.

To Nathan Kaufman avenue.

Nicholla-Ritter Realty and Financial Company have sold on Kemberly avenue within the past few weeks.

To Nathan Ksufman, superintendent Mutual Benefit Life Insurance Company of Newark, N. J., the pratty nine-room residence at No. Sill Cabanne avenue, with a lot \$5 feet front by 189 feet deep, on the south side of Cabanne avenue, weat of the academy, the present home of D. C. Wray, for \$5.00. Mr. Kaufman has been looking for a house for sometime, and this is the fourth piece of property that Nicholls-Ritter have handled for him, they having sold-his pretty home on Bartmer avenue about two years ago. Mr. Kaufman bought with the intention of making this house his home and will move into it July 1.

The nine-room brick residence, with a lot is feet front by 125 test deep, No. 122 Goodfellow avenue; from Nathaniel Myers of New York to Frank J. Frankel, for \$1.00. Mr. Frankel bought for a home and will occupy the house very shortly.

The part of the pa

ARE YOU AWARE

That the Kieselhorst Company's Twentieth Century Plane Club Is Rearing a Closef

That This Is a Rare Opportunity to Possess a High-Grade Plane at Less Than Wholesale Price?

Less Than Wholesale Price?

The success of Klessihorsi's Twentieth Century Piano Club is phenomenal. Though only one week old, the membership has nearly reached the limit. Join, and you have the privilege of selecting a high-grade 1901-design piano at much less than wholesale cost. Why can this be done? The Klessihorsi Company have contracted for 100 brand-new pianos, and in addition to the regular cash discount for prompt payment of bills they get a second and large discount on account of the quantity ordered at one time. The result is, members of the club get the profit. Full information is given to all who request.

Parties wishing to purchase used pianos would do well to look at Klessihorsi's stock of uprights at \$16, \$10, \$115, \$132, \$160 and up; squares at \$11, \$15, \$21, \$30, \$30 and up. Among the lot, uprights and squares, are many well-known and reliable makes, such as two Steinways, three Chickerings, one Decker, one Royal, Terms very low. All pianos sold on time are kept insured by us.

KIESELHORST PIANO CO.,

project is also much agritated, and it is thought by those interested in the movemant that favorable results will surely follow.

Last Saturday the Mercantile Trust Company regarder and the separation of the constructed of gray brick, with the construction of the gray brick, with the construction of the gray brick, with the construction of the gray brick, with the gray and incomplete the gray brick, with the gr

and business men was a treated an extractable we were greeted as friends and everywhere we were made to understand that St. Low we were men of the excursion. They were men of wide business experience, wealth, culture and of unquestioned integrity, and everywhere they mingigled with the Texas people they cemented the feeling of friendship and increased the high resurt already existing between Texas and "Other cities have sent excursions to Texas, but the merchants and business men, animated by a deep feeling of friendship and thoroughly alive to the great business of Texas and its great future, carried of the palm. I have more confidence in St. Louis reas and its great future, carried of the palm. I have more confidence in St. Louis reas and its great future, carried of the palm. I have more confidence in St. Louis real estate than ever before."

Charles F. Vogel.

Ch

Vista Heights Auction sale yesterday was in Vista Heights, a subdivision, with lots on Vista avenue, Rutger street and Hickory street, one block west of Grand avenue. The property is within walking distance of the factory district centered along the reliroad tracks, just west, and is desirable for either homes or for investment. The bidding was spirited, and being without reserve sales were made quickly, and in every case, when sold with the privilege, more than one lot were taken. The sale began on the south side of Rutger street, west of Grand. Lot 38 was put up with the privilege, and sold to R. M. Scruggs, who took 175 feet, all there was on that street, at 330 per foot. Vista avenue, north side just east of Spring avenue, 100 feet; sold to the Bethesda at 330 per foot, and the same buyer took \$5 feet nearer Motard street, at 330 per foot. Two lots just west of Motard spid at 130 per foot, to Chas, E. Distin. This took all on Vista avenue. On Hickory street, Borthwest corner Motard avenue, William P. Sharkey, the builder, sot 105 feet and A. C. Mulially got 55 feet each at 115 per foot. On the southwest corner of Hickory and Motard. Emil Rosech got 55 feet at \$11.75 and took the next 10 feet at \$11.75 and took the next 50 feet at

Gee. F. Bergfeld.

The George F. Bergfeld Realty Company report the sale of three of the eight houses just built by this company and placed upon the market, making a total sale of seven of the houses in the last three weeks, as follows:

ine nouses in the last three weeks, as follows:

No. 5143 Morgan street, a nine-room modern residence, with large reception hall, hot-water heating, plant, etc.; lot 30x170, from the Gladstone Investment Company to W. H. Wylle, commercial agent of the Wabash Railroad, at \$7,500 cash. Mr. Wylle purchased for a home.

No. 5145 Morgan street, a two-story rockfront modern nine-room residence, with every convenience; lot 30x170 feet, from the Gladstone Investment Company to Harvey P. Miller of the Miller & Tenadale Co., for \$7,500. Mr. Miller will make the house his home.

for \$1,500. Mr. Miller will make the house his home.

No. 5168 Morgan street, a modern two-story brick house, with slate roof and hardwood finish; lot 28x110 feet, from the Gladstone Investment Company, to Lillian C. Hinde, wife of Samuel D. Hinde, for \$7,500. Mrn. Hinde purchased for a home.

Also, No. 520 Von Versen avenue, a two-story trame residence, with lot fixills, from the Metropolitan Life Insurance Company of New York to W. H. Regal, Mr. Regal purchased as an investment.

WHY FEDERAL CRUDE OIL STOCK IS POPULAR.

Which is the safer place to invest-where oil is THOUGHT to exist

or where it is KNOWN to exist? Instead of buying a lot of cheap and remote land on the mere chance that OIL MIGHT BE FOUND, The FEDERAL Company took the safe side and paid a large sum for 14 acres of gusher ground 473 yards from the Higgins and 628 yards from the Lucas Gushers, where oil has AL-READY BEEN FOUND in quantities almost surpassing belief. The same money would have bought tens of thousands of acres in sections where oil is supposed to be. The Lucas oil pool, great as it is, does not extend under the entire Eastern portion of Texas as some people seem to think. But the big gushers prove that the pool IS several thousand feet in diameter. The furthest gusher from the Lucas and Higgins is nearly 4,000 feet, and the land of the FEDERAL Company being but 1,420 feet away is well within the area of the Oil Pool. Experienced Oil men are so sure of this that they are paying from \$60,000 to \$100,000 per acre for ground near the FEDERAL, Higgins and Lucas properties.

Is it a good thing for a Company to own property the market value of which exceeds the par value of its Capital Stock?

FEDERAL has it. Federal, however, prefers to pay dividends from the sale of oil rather than from the sale of land. Most of the new oil companies provide a small treasury and promise to put down a well. If one gusher is a good thing, two are better.

FEDERAL has started two wells. which will be two gushers in about 80 days. It takes money to put down oil wells. FEDERAL has it. \$50,000 cash and 150,000 shares of stock in the treasury. This stock will be worth several hundred thousand dollars within 90 days. It belongs

to the stockholders. A perfect title to the land is an absolute necessity. FEDERAL has it. No leases, no law suits, filed or pending. No

claims of any kind against the property. To insure success a strong management of capable and experienced

business men is also necessary. FEDERAL has it. The President and Treasurer is Mr. D. A. Duncan, Cashier and Director of the Beaumont National Bank, a conservative

and prudent man of affairs, who, with the other directors, occupies an important station in the business world. These are some of the reasons for the phenominal demand for FED-ERAL; another is, that there is no stock on the market with so much gusher ground so close to the gushers that can be bought at such a low

figure as FEDERAL. Subscription price 30c net. Capital \$450,000, par value 30c, full paid, nonassessable. Remit draft, post office or express order to

ARTHUR A. MERMOD & CO., ST. LOUIS. Telephone A943. Fagin-Dersey Investment Co., Beaument, Tex.

Lot 20x50 feet on north side of Linden street, in block 323; sold with improvements to the Argyle Real Estate and Investment Company for 300.

Lot 10xx150 feet, fronting on Joseph avenue, being lot 16 of Watson's Fruit Hill subdivision; sold for Mrs. Margaret Visheneau to Alfred De Benedetti for 3010.

Lot B, in Giraidin's subdivision in block 5073, being 30x121 feet on north side of Gibson avenue, between Taylor avenue and King's highway; sold to F. T. Hites at 300 per foot.

Lot C. in Giraidin's subdivision in block 5073, being 30x121 feet on north side of Gibson avenue, between Taylor avenue and King's highway; sold to A. Basset at 300 per foot.

Lot D. in Giraidin's subdivision in block

Ring's highway; sold to A. Basset at \$50 per foot.

Lot D, in Giraidin's subdivision in block 5073, being 30x121 feet on north side of Gibson avenue, between Taylor avenue and King's highway; sold to William H. McDade at \$50 per foot.

House No. 4586 Gibson avenue, eight rooms, reception hall and all conveniences; sold to Edward F. Lassar.

Lot on north side of Mullanphy street, between Twentieth and Twenty-first streets, 80x128 feet; sold to James Sheridan at \$1,600.

Albert G. Blanke.

Meisenbach & Benmitz report the following sales:
Lot 25x125 feet, on the east side of Bouth Baghteenth street, between Utah and Cherockee streets; from Catherine Weindell to Henry Gillmer for 57%. The owner was represented by Charles F. Vogel.
No. 2507 Missouri avenue, a one-story frame house, with lot 25x125 feet; from Dorothes Weihage to Barbara Evers for \$350. No. 1416 Dilion street, a two-story brick dwelling, with lot 25x121 feet; from Ph. Saum to W. J. Jicka for 32,500. No. 1114 Rutger street, a two-story Queen Anne brick dwelling, with all modern improvements, and lot 30x100 feet; from Frederick Schmidt to Phil Saum for 34,300.

John S. Blake & Bro.

John S. Blake & Bro. report having closed deals aggregating \$3,000, as follows:

No. 604 West Cabanne place, twelve-room brick house, with lot 65,300; from William R. Eldson to Thrasher Hall for \$11,000. Mr. Hall purchased this property for a home and has already taken possession of the same.

Hall purchased this property for a home and has aiready taken possession of the same.

Nos. \$15-16.A-14-18.A-20-20.A Cook avenue, with lot \$210, consisting of six four-room brick flats; from W. W. Culver to M. M. Hale, for \$16,000, all cash, through the Howard Gambrill & Co. agency.

No. 473 Cook avenue, eight-room brick house, rock front, lot \$2,16; from Ell R. Offut to Ellen C. Denny; consideration, \$4.000. Mrs. Denny purchased this property for a home and took possession of the same this week. John L. McDowall represented Mr. Offut in the transaction.

Raymond avenue, north side, \$12 feet east, of Clarendon, lot 50,127; from Joseph Little and wife to James P. Blake, through the Storm & Farish agency.

They also report having successfully negotiated within the last ten days several other sales, amounting to \$5,000, deeds for which will pass during the coming week.

Blackwelder-Helbrook Realty Co.
The Blackwelder-Helbrook Realty Company sold to the New Haven Investment Company last month for Martin Collins property known as No. 14ll Washington avenue, with lot 40x40 feet to St. Charles street, for Mi.000 cash, Adam Boeck & Co, representing the seller.
The Blackwelder-Holbrook Realty Company last week sold the above property again for their client, the New Haven Investment Company, to H. H. Merrick for \$4,000 cash, Mr. Merrick buying for an investment.

Henry Hiemens, Jr., reports the following sales:

No. 2765 St. Vincent avenue, two-story modern six-room dwelling. The house is one of four houses just completed there, on lot II feet 5 inches front. William P. Sharkey was the owner and the property was sold for \$2.30 to arthur Ulka, who will make it his home.

Nos. 1001, 1005 and 1005 Ann avenue, three two-story brick dwellings, containing twenty rooms and attle. Hrs. Many Boettinger was the owner, and the property sold for \$2.500 to B. J. Schlanger, who bought for investment. The property rests for \$764 per annum.

No. 366 Shenandosh avenue, two-story six-room brick dwelling, both, laundry, gas, newly painted payered and put in modern condition; bot his The property was owned by Charles H. Carroll, and was sold for \$2.500 to Heary C. Rushinsaun.

Lot having 2 feet front on Dale avenue, north side, just east of Kraft avenue, running through to Villa avenue, where the front is 100 feet. The property was owned by W. A. James and was sold for \$300 to Helen and Katharyne Healy.

Helen and Katherrne Healy.

J. M. Levi & Co. report the following asks for last week.

Bold the new turking on south side of Maryland avenue, just east of the Westmoreland Fibiol, boing No. 460, containing two sais of ax and seven rooms, with every modern convenience, renting for Mass a year, lot Maill; from Mortiz Ryssell to Robert C Cottingham, for Mass. Both for investment. This is one of the two new buildings, not quite completed, erwored by Mr. Ryssell.

Residence Ma, the distributed to the five fiber, hat water local, for Maill many one of the time.

new residences recently completed by Bernard M. Proets; sold to M. B. W. Jones for \$7,000. who will make it his home.

Lot 115x200 on the north side of Bartmer avenue, \$50 feet west of Union in Chamber-lain Park; from Warner M. Hopkins to the Kinsey Realty and Building Company, for \$5,000. Two double residences will be erected, and will be for sale by this firm.

J. M. Levi & Co., also sold on the south side of Fairmount avenue, about 400 feet west of King's highway, flat building No. 6030 Fairmount avenue, containing six and seven rooms, with every modern improvement, lot 30x175, renting for \$750 a year; from William A. Kinsey to H. N. Warren for \$7,220, who bought for an investment.

Also sold on the south side of Chamber-lain avenue, about 500 feet west of Clara avenue, lot \$50,150, from H. W. Newton to Samuel W. Hoyle for \$2,500.

This firm also sold lot 100x174 in Rosedale Heights, a subdivision in St. Louis County, just opposite the Delmar Garden and north of the new Waghington University, from Charles F. Oswald to Thomas A. Albert for \$1,500. This property is just in line with the demand for property is just in line with the demand for property in the West End, and in considered a splendid investment.

Building numbered \$200 and \$202. Fairmount avenue, containing two flats of six and seven rooms, combination gas fixtures, tiled bathrooms, siekel-plated plumbing.

two furnaces, renting for \$150 a year, lot \$20,150, from K. A. Williams to Charles N. Whaley for \$7,250. Purchased for an investment.

Also sold lot on the south side of Easton avenue, fifty feet west of Belt avenue, lot \$2,250, from E. I. Jenkins to Wm. Droxda for \$1,000.

Lot \$28,62 on the north side of Fairfax avenue, II feet enst of Whittier street, to M. Forster Real Estate Co., from Margaret Morris for \$850.

Also sold a residence in Chamberlain Park, twelve rooms, lot \$0,213, to Mrs. C. Shackelford for \$12,000. She will make it her home.

OKIRBY

LOCATION AND DISTANCES BETWEEN GUSHERS AND PROPERTY OF

THE FEDERAL

CRUDE OIL CO.

Real Estate Transfers.

ARSENAL-23 ft. s. s., bet. Grand and Arkanaus Hector Piednoir, Jr., to Ben Undersing. W. d. 1998.

ARSENAL-100 ft.; Hector Piednoir, Jr., to Wm. Tamm. W. 10,000 HENTON-18 ft.; Rossington Elms to Prank Biller W. d. 1,000 Kims to Prank Biller W. d. 1,000 Kims to Prank Biller W. d. 1,000 Kims to Prank Biller W. d. 1,000 Kelly to Phillip Biller W. d. 1,000 Kelly to John Dody and Phillip Lance Markey to John Dody

DELIMAR—II John Wilkingon to Gua Schurchmann W. d. S. S. Bet. Goodfellow and Blackstone: Martin Hourigan to Mary Hourigan W. B. Bet. Goodfellow and Rischstone: Martin Hourigan to Mary Fortune etc. d. S. Pronto-FRONT—IT & S. S. Lee Collier sease to Prointer Chemical Co.—W. S. See Printo-and Kraft; Famile Magnesis to Wm. Sul-

CITY BLOCK-J. Bets to Ignate Wilde-

GUSHER

GUSHER . STOOLE,

HEYWOOD

GUFFEY'2 3000 E.

MIGGINS TUCAS

OF THE STATE OF

A Safe. Sure and Solid

## Beaumont Oil Investment

HAVE YOU BOUGHT LUCKY DIME OIL CO. STOCK

YOU CANNOT AFFORD TO WAIT MUCH LONGER. Only \$3,000.00 worth out of the \$20,000.00 worth allotted St. Louis at

10 cts. per share remains unsold.

You will have to act quickly if you want to buy at this price.

\$5,000.00 MORE TO BE SOLD AT ISE PER SHARE.

This advance in price of stock will show a profit to First Investors of 30 per cent at once. The advance in price is due to the dully increasing value of the company's lands. All minery derived from the sale of Treasury stock is to be used exclusively for the purpose of Developing the Company's land. THE LUCKY DIME OIL CO.

Owns five tracts of land—one tract is right ad-joining the Rig Gushers and the other four as surround the big wells that no matter which way the oil votes run we are bound to find them. The position of

THE LUCKY DIME OIL CO.

Lands, surrounding the big wells, makes this company the strongest, most reasonable and surest on the market (see unp).

These index are owned outright by the company, perfect titles guaranteed, no issues, and continued on the company, perfect titles guaranteed, no issues, and to all mineral rights.

THE LUCKY DUMES OIL CO.

That made arrangements for the best well-her-ting outfit made and had caused the nervices of an experienced well-bottom of green. Resigns will be quick to follow.

THE LUCKY DIME OIL CO.

The Locky Dime Co.'s fitted: will advises to 15 cm. per share ar some as we settly the Company that the all ment analysed 2t. Louis at 16 cm. per share has not as we settly the Company that the all ment analysed 2t. Louis at 16 cm. per share has all been settl.

A week's time will see this stock week 35 cm. Oh's lands are nearing completion. The first Well which all these Companies brings in will so increase the value of the Locky Dime Oh's Locky Dime Co.'s Lands this week will see a fallow, and the start Well knowled in by the Locky Dime Of the copil make their work worth Time.

This shapes declarate, het cit day fit. Landson, who has limit the field, and they will belt you that it's exactly way meaks in good successful any going.

